

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Philadelphia

State: PA

PJ's Total HOME Allocation Received: \$253,495,128

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	A	Overall
Program Progress:			PJs in State: <div>29</div>				
% of Funds Committed	<div>91.83</div> %	<div>93.68</div> %	<div>25</div>	<div>91.92</div> %	<div>49</div>	<div>49</div>	
% of Funds Disbursed	<div>86.93</div> %	<div>87.26</div> %	<div>16</div>	<div>82.65</div> %	<div>65</div>	<div>62</div>	
Leveraging Ratio for Rental Activities	<div>5.43</div>	<div>4.74</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>93.88</div> %	<div>93.70</div> %	<div>21</div>	<div>81.09</div> %	<div>62</div>	<div>44</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>70.97</div> %	<div>70.97</div> %	<div>17</div>	<div>68.72</div> %	<div>53</div>	<div>46</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>90.01</div> %	<div>82.23</div> %	<div>8</div>	<div>79.93</div> %	<div>80</div>	<div>71</div>	
% of 0-30% AMI Renters to All Renters***	<div>45.15</div> %	<div>37.71</div> %	<div>9</div>	<div>44.94</div> %	<div>45</div>	<div>48</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.77</div> %	<div>98.47</div> %	<div>15</div>	<div>94.87</div> %	<div>76</div>	<div>59</div>	
Overall Ranking:			In State: <div>9</div> / <div>29</div>	Nationally: <div>75</div>	<div>73</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$18,224</div>	<div>\$19,492</div>		<div>\$25,717</div>	<div>3,524</div> Units	<div>25.30</div> %	
Homebuyer Unit	<div>\$14,966</div>	<div>\$15,617</div>		<div>\$14,669</div>	<div>4,209</div> Units	<div>30.20</div> %	
Homeowner-Rehab Unit	<div>\$30,439</div>	<div>\$15,974</div>		<div>\$20,391</div>	<div>432</div> Units	<div>3.10</div> %	
TBRA Unit	<div>\$5,671</div>	<div>\$5,749</div>		<div>\$3,201</div>	<div>5,791</div> Units	<div>41.50</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Philadelphia PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$117,939	\$64,762	\$32,678
State:*	\$96,152	\$37,565	\$16,075
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	12.7	19.0	12.0	10.5	Single/Non-Elderly:	26.5	24.2	24.1	33.4
Black/African American:	79.2	48.0	80.8	83.9	Elderly:	40.3	1.8	23.1	0.3
Asian:	0.7	1.6	0.0	0.1	Related/Single Parent:	27.6	42.5	27.3	60.7
American Indian/Alaska Native:	0.1	0.2	0.0	0.1	Related/Two Parent:	4.0	27.1	16.9	4.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	1.6	4.4	8.6	1.5
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.1	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.2	0.2	0.0					
Asian/Pacific Islander:	0.0	3.9	0.2	0.1					
ETHNICITY:									
Hispanic	6.9	26.9	6.7	5.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	60.3	17.2	37.0	26.1	Section 8:	17.1	0.2 [#]		
2 Persons:	16.2	21.5	19.0	19.0	HOME TBRA:	6.1			
3 Persons:	11.5	29.4	18.3	21.1	Other:	28.3			
4 Persons:	6.5	19.9	13.0	15.6	No Assistance:	48.5			
5 Persons:	4.0	7.8	5.3	10.1					
6 Persons:	1.4	2.6	3.2	5.2					
7 Persons:	0.3	1.2	1.6	2.0					
8 or more Persons:	0.0	0.5	2.5	1.1					
					# of Section 504 Compliant Units / Completed Units Since 2001			533	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Philadelphia

State: PA

Group Rank: 75
(Percentile)

State Rank: 9 / 29 PJs

Overall Rank: 73
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	93.88	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	70.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.77	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

